



Shaping Longhorsley



Longhorsley Parish Council
Neighbourhood Plan

Consulting You on the Pre-Submission Draft

This briefing note summaries the key points of the Longhorsley Neighbourhood Plan (LNP) Pre-Submission Draft. We hope that this will be the final version that will be submitted to the NCC and become part of the statutory development plan. At the time this briefing note was printed the Pre-Submission Draft was still being reviewed by the Parish Council and independent advisors to make sure that the wording meets all statutory requirements.

The full Pre-Submission Draft should be available to view online by June 16th by taking the 'Pre-Submission' tab on the Longhorsley Tree website. There will only be a limited number of paper copies printed as this is now a substantial document. Paper copies will be available in the Village Hall or by contacting the Parish Clerk.

We will be seeking your feedback once again and, as before, you will be able to do this by using the form provided at the end of this briefing note or online.

The consultation period for the LNP Pre-Submission Draft will run from the issue of the full document in mid-June until the end of July. We will be seeking the views of various statutory bodies as well as the people of the parish during the six weeks.

If there are any areas of particular interest you should read the appropriate section of the full Pre-Submission Draft.

What has been happening?

This Neighbourhood Plan provides an opportunity for us all to put localism into action, bringing forward a positive vision for our Parish which can be realised through our direct involvement in the decision making process. Over the last few years the village of Longhorsley has seen a number of significant changes and more are planned in the near future. It is vital that we are able to influence outcomes at a local level, where their impacts are felt.

The original impetus for the plan came as a result of concern expressed by the people of the parish over some specific proposed developments. The Parish Council took on the task of producing the plan and formed a Steering Group to lead all of the activities. However, we have been diligent in ensuring that we have remained true to the wishes of our parishioners, consulting them at every stage of the project.

We now have a set of policies which should allow homes and businesses to be built and expand in accordance with local needs and aspirations but respecting everything that is special about our environment.

The Pre-Submission Draft Document

The full Pre-Submission Draft document is in four sections:

Section 1 - Setting the Scene

Section 2 - Vision for Longhorsley

Section 3 - Policies

Development Strategy

Sustainable Housing

Supporting Business

Supporting Community Facilities

Conserving Landscape, Biodiversity and Heritage

Safer Transport

Section 4 - Delivering the Neighbourhood Development Plan

This briefing note summaries the key points section by section. It also summaries the annex covering Community Action Proposals which deal with issues which can't be part of the statutory plan.

Section 1 - Setting the Scene

Neighbourhood planning is a right for communities introduced through the Localism Act of 2011. Communities can shape development in their areas through the production of Neighbourhood Development Plans.

A Neighbourhood Development Plan (NDP) sets out a vision for an area and planning policies for the use and development of land. It will form part of the statutory planning framework for the area, and the policies and proposals contained within it will be used in the determination of planning applications.

A Neighbourhood Development Plan has to support the strategic development needs of the wider area outlined in the local development plan, in this case, Northumberland. However it can shape and influence where that development will go and what it will look like.

Concerns about the impact of potential housing developments in the village were raised by parishioners at the Annual Parish Meeting in May 2013. Further concerns about the interpretation and implementation of planning policies governing development in the area were also identified through the consultation process for the Northumberland Local Plan Core Strategy (NLPCS) and in the feedback to some planning applications.

The Parish Council agreed that these and other matters could benefit from locally defined policies and began to consider the options for developing a Neighbourhood Plan for Longhorsley. The plan-making process was formally launched with the setting up of the steering group in June 2014, and issues for action were identified by the local community during engagement and consultation events. These, in turn were developed into a vision and objectives which were verified with the community.

The overall objective of the Longhorsley Neighbourhood Plan (LNP) is to establish a sustainable plan for the future of Longhorsley, including policies and proposals to manage land use and development in the period from 2017 to 2031 and to deliver the community vision for the parish.

The consultation events have identified a number of issues for the parish council to follow up. Those which have been carried forward into the LNP and, where appropriate, Community Action Proposals, have been summarised and agreed with the community as:

- How can we ensure future development takes place in a sustainable way in the parish?
- How can we conserve the heritage of the parish whilst looking to the future?
- What does our community and local business need to be healthy and vibrant?
- Can we improve IT communications for our village?
- In what ways should we respond to the needs of all ages of our community?
- How can we work towards safer roads and better transport for our parish?

These issues have in turn driven the vision and objectives articulated in this plan and these have also been played back to and agreed with the population of the parish.

Section 2 - Vision for Longhorsley

The vision for Longhorsley Parish is to sustain our thriving and active community, whilst protecting the beauty and heritage of our built and natural landscape.

Objectives

1. To outline levels of housing development across the parish to contribute to local housing needs, whilst protecting the green belt and environmental beauty of our area
2. To conserve or enhance the landscape setting, biodiversity and heritage of the parish and village
3. To support and encourage local business to thrive
4. To support and protect our key community facilities
5. To work with Northumberland County Council to provide safer roads and footpaths for better transport for the parish

Section 3 - Policies

To provide a clear basis for decisions on land use planning applications in Longhorsley Parish, the policies in this LNP set out the types of development that will and will not be supported. The policies are aspirational but realistic and reflect the unique characteristics and context of the Neighbourhood Area.

Individually and taken as a whole, the policies of the LNP conform with national and local policy by promoting sustainable development. They have a clear and strong focus on preserving and enhancing the nature and character of the Neighbourhood Area and promoting appropriate and sensitive growth which respects and takes account of the Parish's distinctive and special character. Applicants and decision-makers must take the policies into account.

Development Strategy

The two policies in this section provide an umbrella under which all of the other policies in the LNP sit.

The LNP and the policies it contains are both a response to development pressures of the past and a way forward which provides for sustainable growth, supports business development and conserves and protects the parish and the wishes and safety of its people. The strategy for achieving this is;

- Plan for the quality implementation of the existing permitted sites and delivery of the 102 dwellings in the Five Year Land Supply Report (2016 to 2021)
- Define the Settlement Boundary, within which the relevant policies operate and to crisply distinguish it from open countryside and policies which apply there
- Plan for the sustainable growth of the parish beyond existing permitted developments
- Define policy to control and guide development whether it be within the Settlement Boundary, the open countryside or the Green Belt

The LNP proposes that developments allowed within the Settlement Boundary after the current large sites are built, will be small-scale. Policies in the Development Strategy section will ensure development is in keeping with the local area.

The plan also proposes that developments to be permitted within Longhorsley parish will typically be for: housing, including affordable housing; local business development (including tourism) or infrastructure associated with leisure, recreational pursuits; and social, community and educational activities. Policies in the Development Strategy section specify the criteria under which such development will be permitted.

Outside of the village, the plan proposes that new developments will need to meet the National Planning Policy Framework (NPPF) conditions for developments in the countryside, “*recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it*”.

The parish’s countryside will be further protected by the policies in the Development Strategy section.

The Green Belt and the Settlement Boundary

The Green Belt is a strategic policy matter and the neighbourhood plan cannot itself define Green Belt boundaries. However the proposed Green Belt boundaries will have a significant bearing on the development strategy for the village and parish in the LNP.

It is open to the LNP to define a settlement boundary which will operate prior to the Green Belt becoming operational but it makes sense to align the settlement boundary with the proposed boundary for inseting Longhorsley from the Green Belt.

The Settlement Boundary has been prepared on the basis of discussions between the LPC and NCC, has been widely consulted upon and has received strong support.

Please refer to the full Pre-Submission Draft document to see the wording of the policies in the Development Strategy section, and maps of the proposed Settlement Boundary, Green Belt and Longhorsley Inset Boundary.

Sustainable Housing

There are two sites in the Parish with development permission; the Shoulder of Mutton site (approx. 55 houses) and the Normandy Terrace site (approx 12 houses).

Both sites are marked on the Policies Map.

There are no other sites in the Parish highlighted as suitable in the Strategic Housing Land Availability Assessment (SHLAA).

Any additional residential development in the plan period will be classed as “windfall”. As an indication of future development scale, there have been 3 such windfall sites, each with a single dwelling, built in the planning period 2011 to 2016.

Two other sites had been proposed on the West side of the village and these have previously been rejected at both planning permission and appeal stages. They have been reassessed during the production of this draft of the LNP, for completeness, and, again, found to be unsuitable. The site assessment documentation is available upon request.

The intention of the LNP is that, in the plan period, in addition to the completion of the larger sites, development will be limited to smaller windfall sites and infilling.

There are several housing agencies operating within the Parish, with a mix of housing stock, both in style and in age. During consultation with residents the Parish Council have been told that there is a perceived gap in affordable housing for those starting on the housing ladder and those wishing to downsize. Research to date has neither confirmed nor dismissed this view and the Parish Council are taking steps, through the Community Action Proposals to progress this issue.

Policies in the Sustainable Housing section cover

- Scale of development within the settlement boundary

- Dwellings in the countryside (outside and within the Green Belt)

- Use of affordable housing for local needs

Please refer to the full Pre-Submission Draft document to see the wording of the policies in the Sustainable Housing section, the Policies Map, the Community Action Proposals and the Definition of Local Connection and Local Need.

Supporting Business

The parish council supports the growth and development of small businesses throughout the parish. Particular support is provided for tourism related activity, but also for businesses started by people looking initially, or permanently, to work from home, provided that such use of the property meets other environmental considerations. The parish council will seek to encourage growth in the number of people working at home. This will improve the quality of life of the parishioners as well as contributing to a more sustainable environment for all.

In particular the plan encourages the growth and expansion of all types of business through the conversion of existing buildings and new buildings.

A number of rural businesses in the parish have already begun to diversify, including providing an equestrian centre, a forge and tourist accommodation and the plan will continue to promote this.

The LPC also recognize the importance of existing businesses, especially those that provide a service to the community.

Previous experience of having a temporary loss of some of these services means that one of the Community Action Proposals is to register the local pub and the village hall as assets to be protected.

Please refer to the full Pre-Submission Draft document to see the wording of the policies in the Supporting Business section and the Community Action Proposals.

Supporting Community Facilities

Open green and wooded spaces are essential to the rural character and attractiveness of the Plan Area and may form part of Wildlife or Landscape Corridors or links to footpaths and cycle routes. They may be landscaped areas, small patches of woodland, formal sports pitches, informal playing fields, play areas, allotments, common land, and other open grassed areas.

All contribute to the green infrastructure of the area and, where these areas are cherished by the local community, are appropriate for designation as Local Green Space (LGS) in accordance with the National Planning Policy Framework (NPPF).

Policies provide protection for the proposed LGS and allotments. Each of them has been identified as a result of community engagement, with careful assessment against the NPPF criteria. The Policies Map shows the locations of the LGS. The policies are also supported by activities in the Community Action Proposals.

The LGS are:

1. Longhorsley playing field (West Road)
2. School Field
3. Old St Helens church and graveyard
4. Children's playground in Church View
5. Adamson's Park (play and picnic area)
6. Archie's Pond
7. Old Church Wood
8. The MUGA (sports facility)

Longhorsley Moor does not qualify as a Local Green Space as it is considered to be both an extensive tract of land and too far distant from the main centre of habitation. However, most of it is categorised as an SSSI location and as such is managed and nurtured by the LPC under the guidance and support of Natural England. This is further supported by a Community Action Proposal.

Please refer to the full Pre-Submission Draft document to see the wording of the policies in the Supporting Community Facilities section, the Policies Map, fuller descriptions of the LGS sites and the Community Action Proposals.

Conserving Landscape, Biodiversity and Heritage

The parish contains some beautiful landscapes, has a diversity of environments and a strong built and historic heritage. Little wonder then that this topic area has attracted much discussion and interest at every consultation stage. It is not surprising that the very specific nature of the local landscape and built environment gives rise to more policies than in any other topic area.

The heart of Longhorsley village was designated as a conservation area in 1987 (see the Policies Map). The conservation area takes in that part of the built environment which pre-dates the growth spurt which began in 1950. It is cruciform in shape and has a village green at its centre. It contains a number of distinctive, traditional buildings, constructed from local stone and slate, as well as Horsley Tower, which dates from the late 15th century.

The parish also contains areas of local importance which will be conserved and nurtured through the policies of the LNP and the activities in the Community Action Proposals and the designation of Local Green Spaces.

Policies cover:

- Biodiversity and nature conservation
- Rural features - supporting sustainable development in the rural setting stipulating where this can be supported
- Conservation Area
- Protecting Trees
- Landscaping - ensuring that sustainable development does not impact on the important views
- Small scale renewable energy - recognising the responsibility on all communities to contribute to energy generation from renewable or low carbon sources

Please refer to the full Pre-Submission Draft document to see the wording of the policies in the Supporting Community Facilities section, the Policies Map, fuller descriptions of the LGS sites and the Community Action Proposals.

Safer Transport

Travel within the village and externally to it has raised a number of issues and comments during each consultation stage.

The parish is a rural community and as such it is expected that many of its inhabitants will need to travel out of the parish in order to go to school, work and access essential services. There is little that can be done within the remit of the LNP itself to address the issues and concerns in respect of this longer distance travel pattern. The LPC have only limited authority where these transportation issues are involved.

LNP policies can only cover walking safely and rights of way. There are, however, a range of Community Action Proposals and the LPC will continue to work with NCC, developers and others to try to improve the safety of our roads and walking spaces.

Please refer to the full Pre-Submission Draft document to see the wording of the policies in the Safer Transport section, the Public Right of Way (PROW) Map and the Community Action Proposals.

Section 4 - Delivering the Neighbourhood Development Plan

The LNP covers the period 2017 to 2031. Once the LNP has been 'made', it becomes an adopted part of the development plan for Northumberland and will be binding on the County Council as the Local Planning Authority in its planning decisions.

The Parish Council will consider the need for review of this NDP no less frequently than every five years in line with good practice. The need to review the LNP periodically, especially in association with the publication of future stages of the Northumberland Local Plan, to ensure the Neighbourhood Plan and the Local Plan continue to work effectively together will be kept under consideration by the County, and Parish Councils.

Through the process of developing this NDP, the community demonstrated strong support for managing future development to conserve the rural character and identity of Longhorsley.

Community Action Proposals

The Neighbourhood Plan process has raised a number of issues from the community consultations which, while not capable of being part of the statutory plan, the Parish Council want to try and address.

As such, throughout the LNP, a number of Community Action Proposals have been identified, including:

- Monitor affordable housing demand and allocation to ensure there is not a gap in meeting parish needs.
- Actively market affordable housing capacity within the parish to promote local take up.
- Register assets to be protected.
- Encourage improved facilities for young people.
- Facilitate access and enjoyment of areas of natural and semi-natural green spaces - Local Green Spaces, Longhorsley Moor and Allotments.
- Assess and improve access to transport for the younger, older or infirm members of the community.
- Improve paths and non-adopted roads within the settlement boundary.

Please refer to the full Pre-Submission Draft document to see more details about the Community Action Proposals.

Next Steps

The LNP will become a legal document and will provide our local community with a strong voice in future planning decisions affecting our environment. It has been produced according to strict national guidelines and, as you will have observed, the process is not a swift one. However, we aim to have a plan ready to submit to NCC before the end of this year.

Below we have set out the steps we need to go through.

- We will review the feedback we receive from this consultation
- If necessary, we will revise the plan based on your comments before submitting it to NCC
- NCC will publish the plan for a final 6 week consultation
- The plan will be examined by an independent examiner
- NCC will finalise the plan based on the examiner's recommendations and it will be published by NCC together with their decision
- NCC will arrange a local Referendum in which everyone on the Electoral Register within the Parish will have a vote and, provided over 50% of those voting support the plan it will be 'made' by NCC and become part of the statutory development plan.

Feedback

You can give us your feedback from June 16th by;

- Completing and returning the form on the last page to a box in Millar's shop, Albion Hairdressers or the Shoulder of Mutton **OR**
- Fill in the same form but do it online by selecting the 'Pre-Submission' tab on the Longhorsley Tree website.

AND / OR

- You will also have an opportunity to meet the authors and Parish Councillors face-to-face on Village Day (15th July) to discuss any points of interest or just to express your support.

Don't forget to complete your contact details, on the last page, if you want to be entered into the prize draw which will take place on Village Day.

The closing date for all feedback during this consultation is **Monday 31st July 2017**.

Please use the form on the back page. If you run out of space there then please continue your comments in the box below.

Pre-Submission Draft Feedback

Please tick one or more of the following boxes:

I am a Longhorsley resident

I have a business in Longhorsley

Other, interested party

Please put an X in one of the following boxes:

I fully support the LNP as detailed in the Pre-Submission Draft

I support the LNP as detailed but I have the following comments

I object to the LNP as detailed for the following reasons

Please enter any comments in this box

If you wish, please continue comments on the preceding sheet.

There will be a prize draw on Village Day (July 15th).

If you wish to be entered simply enter your contact details here: